

£205,000

LAWSON
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16 WALCOT CLOSE, THORNBURY, PLYMOUTH, PL6 8TG

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

A three bedroom mid terraced property situated in a highly sought after location offering easy access to local amenities including Derriford hospital and the A38. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge/diner, modern fitted kitchen on the ground floor. On the first floor a landing leads to a family bathroom and three bedrooms. Externally there are level well maintained front and rear gardens and a garage situated in a nearby block. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this family home.

Approached via a PVCu double glazed front door to.

ENTRANCE HALL

Door to.

LOUNGE

Stairs to first floor, two radiators, door to.

KITCHEN

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer one and a half bowl stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob, plumbing for washing machine, wall mounted gas boiler which serves domestic hot water and central heating system, PVCu double glazed window and sliding patio door to rear.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loff, built in storage cupboard.

BEDROOM ONE

Two PVCu double glazed windows to front, radiator.

BEDROOM TWO

PVCu double glazed window to rear, radiator.

BEDROOM THREE

PVCu double glazed window to rear, radiator.

BATHROOM

Matching suite comprising panelled bath with Triton electric shower over, low level w.c, wash hand basin with storage under, part tiled walls, extractor fan, heated towel rail.

EXTERNALLY

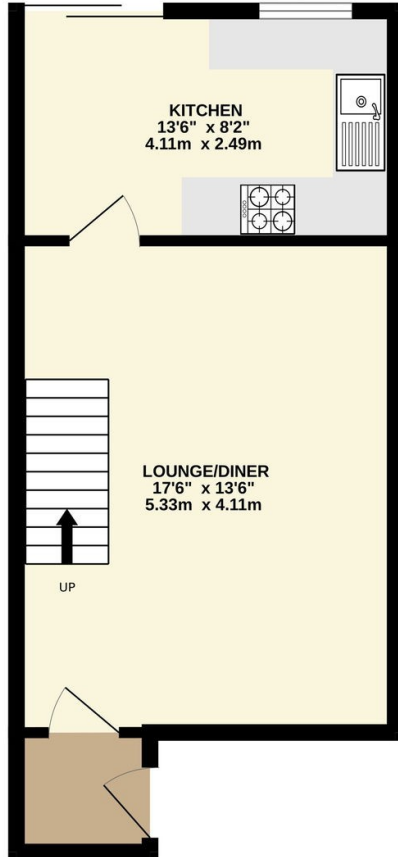
Front - Path leads to front door with adjacent lawned garden.

Rear - Patio area leads to a level lawned garden incorporating a concrete storage shed and several established plants and shrubs enclosed by fence boundaries.

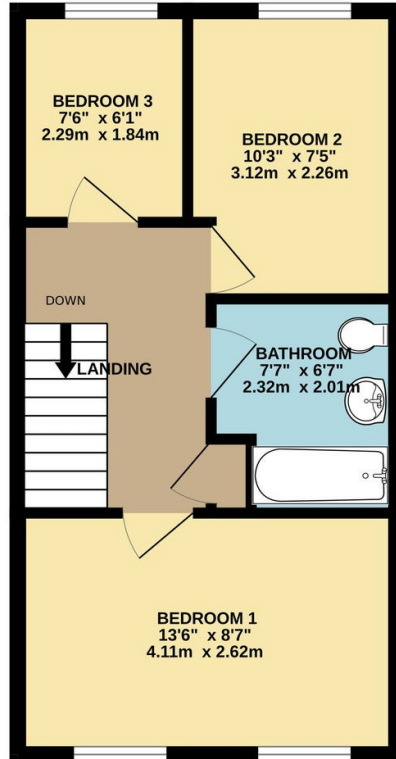


FLOOR PLAN

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

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